

Minneapolis Department of Community Planning and Economic Development

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STAFF REPORT

DATE: November 13, 2003
TO: Minneapolis City Planning Commission
FROM: Jennifer Bever, East Sector Planner – CPED Planning
RE: *Master Plan for the Marcy-Holmes Neighborhood*

The *Master Plan for the Marcy-Holmes Neighborhood* is intended to serve as a future vision for the Marcy-Holmes neighborhood.

Background and Public Process:

In 2002, the Marcy-Holmes Neighborhood Association selected a consultant to conduct a master planning process. The planning process began in September 2002 with community visioning meetings and a neighborhood steering committee was put in place. Draft documents were reviewed in January and February 2003 by the steering committee with a formatted draft presented to the public in April 2003. The neighborhood adopted the document in June 2003; the CPED Planning division received the draft document in July 2003.

Upon receiving the document, the CPED Planning division made the draft document available for a 45-day review and comment period to allow wider community and City department input. The document was made available electronically on the City's website from July 11, 2003 – August 26, 2003.

From August 2003 through November 2003, staff worked with the neighborhood and consultant to refine the document in order to ensure consistency with *The Minneapolis Plan*. The neighborhood approved the amended document in October 2003.

Overview:

The *Master Plan for the Marcy-Holmes Neighborhood* provides direction on ensuring a more equal balance between owner-occupied and rental housing, a mix of housing types, improved connection to natural amenities and attractive design in new development. The plan covers the traditional topics of land use, housing, economic development, character and design, transportation and parking, and public realm but also includes chapters on livability, social and cultural environment and historic preservation.

The *Master Plan for the Marcy-Holmes Neighborhood* accepts the policies and implementation steps around the designated land use categories that *The Minneapolis Plan* outlines for the area. However, the plan also works to complement those broader comprehensive plan policies by providing additional guidance and direction relating to new development in those areas and throughout the neighborhood. A full review of each policy in the plan for consistency with *The Minneapolis Plan* is attached.

<i>The Minneapolis Plan</i> Land Use Categories Present Within the Marcy-Holmes Neighborhood	Location
Activity Center	Dinkytown
	East Hennepin
Growth Center	University of Minnesota/SEMI
Community Corridor	University Avenue
	Central Avenue
	East Hennepin Avenue
Commercial Corridor	East Hennepin Avenue

The goals for the Marcy-Holmes Neighborhood are as follows:

LAND USE – A land use pattern that allows for a variety of uses but protects sensitive single family and other residential areas from commercial and industrial uses and University of Minnesota expansion.

The plan:

- supports the Activity Centers at Dinkytown and East Hennepin
- directs commercial and mixed-use development along the community and commercial corridors of Central, East Hennepin and University in order to ensure that commercial uses do not encroach into the single-family residential areas of the neighborhood
- directs new housing development to the edges of the neighborhood along the major corridors, including 15th Avenue Southeast
- supports adaptive reuse of existing industrial structures to housing
- supports retaining and expanding a core of single-family residential uses within the neighborhood
- protects the neighborhood from expansion of the University of Minnesota into the neighborhood except for University-owned housing

HOUSING – A well-kept, preserved balanced supply of housing units that accommodates the needs of a variety of residents including single-family homeowners.

The plan:

- seeks the development of more owner-occupied housing in order to provide more balance in the neighborhood
- supports improving housing conditions through code enforcement
- supports the development of a greater range of housing types
- supports safe and sanitary rental housing

LIVABILITY – A quieter, cleaner, well-maintained and safer neighborhood.

The plan:

- supports a cleaner neighborhood
- seeks a reduction in noisy parties and overall noise
- seeks a reduction in vandalism and graffiti
- promotes respect for property
- supports adequate snow removal
- supports cleaner air through the reduction of auto emissions and the development of pedestrian and bicycle linkages
- seeks a reduction of bars in the Dinkytown area
- seeks to avoid or mitigate the negative effects of a campus football stadium

ECONOMIC DEVELOPMENT – Healthy institutional, commercial and industrial areas that provide good jobs without overwhelming the livability of the neighborhood and its supply of housing.

The plan:

- supports compatible, existing industrial uses

- supports the retention and expansion of neighborhood commercial at the Dinkytown and East Hennepin Activity Centers
- supports attraction of new commercial and mixed-use developments along Central and East Hennepin Avenues
- supports preservation of unique, locally-owned businesses over “big box” retailers

PUBLIC REALM – Preservation and enhancement of the neighborhood’s parks, Mississippi River corridor, green spaces and boulevards.

The plan:

- seeks improvements to existing parks and greenways
- supports limited additions to the open space system
- seeks additional and improved recreational programs to serve the neighborhood
- supports development of a community center
- encourages more pedestrian-scale lighting near senior housing developments and along University Avenue SE, 4th Street Southeast, 5th Street Southeast Bikeway and 15th Avenue Southeast
- seeks preservation of green space and trees
- supports the continued presence of good schools and education programs and development of improved educational facilities within the neighborhood
- seeks improved street quality ensuring a balance between vehicles, pedestrians and bicycles

SOCIAL AND CULTURAL ENVIRONMENT – A diverse population that acknowledges the needs of each culture and works well together to address neighborhood issues.

The plan:

- encourages greater student involvement in the neighborhood organization and in neighborhood activities
- seeks to attract a greater number of young families in order to continue a strong single family core within the neighborhood
- recognizes and appreciates diversity
- supports services for seniors
- encourages neighborhood involvement in the local school’s development of a culture of learning
- seeks development of more arts and cultural opportunities in the neighborhood
- seeks more unity and consensus among the groups in the neighborhood
- seeks to lessen impact of alternative schools and rehabilitation programs on neighborhood residents and visitors

TRANSPORTATION AND PARKING – Improved public transportation options and reduced traffic hazards and parking problems in the neighborhood.

The plan:

- seeks improvement of public transportation options and a lessening of traffic within the neighborhood
- encourages preservation of bicycle and pedestrian accommodations
- seeks parking solutions that avoid parking problems and increased traffic in the neighborhood
- encourages road and sidewalk improvements

CHARACTER AND DESIGN – Preservation and enhancement of the small town character and traditional design features in neighborhood buildings.

The plan:

- supports the preservation of the small town feel of the neighborhood
- seeks better visual appearance for new development in the neighborhood through the use of design guidelines

HISTORIC PRESERVATION – The preservation of the neighborhood’s historic character and sense of local history.

The plan:

- seeks to avoid the loss of historic properties
- supports preservation of the historical character of the area

Implementation:

The *Master Plan for the Marcy-Holmes Neighborhood* calls for the creation of a neighborhood Development Oversight Committee at the neighborhood level to take responsibility for implementing the plan. The primary responsibilities of the Development Oversight Committee will be to review development proposals, create and manage one-year implementation plans, advise the City's Community Planning and Economic Development department on redevelopment proposals, and recommend modification to the plan as needed.

RECOMMENDATION OF THE DEPARTMENT OF COMMUNITY PLANNING AND ECONOMIC DEVELOPMENT, PLANNING DIVISION:

The Department of Community Planning and Economic Development recommends that the City Planning Commission accept the above findings and **approve** the *Master Plan for the Marcy-Holmes Neighborhood* and refer it to the Zoning and Planning Committee of the City Council.

Attachment:

- Master Plan for the Marcy-Holmes Neighborhood
Comprehensive Plan and Adopted Related Small Area Plan Consistency Review

GOAL: A land use pattern that allows for a variety of uses but protects sensitive single-family and other residential areas from com		
Chapter	Objective	Policy
1 – Land Use	Implementation of the planning guidelines established in The Minneapolis Plan.	<p>The Marcy-Holmes neighborhood will support the designations set forth in The Minneapolis Plan for the following uses and the policies stated thereto:</p> <ul style="list-style-type: none"> • The University of Minnesota Growth Area • The Commercial Corridor along East Hennepin from the river to Central Avenue • The Community Corridors along Central, East Hennepin east of Central, and University Avenue • The Activity Centers at East Hennepin/Central Avenue/St. Anthony Main and at
	Focusing housing demand to acceptable areas on the edges of the neighborhood.	Land to the river side of 4 th Street SE and the blocks between 14 th and 15 th Avenues in Dinkytown to the railroad tracks may be considered for higher density multi-family housing development.
		Industrial properties along the river side of University Avenue and along the north side of 4 th Street SE should be considered for mixed-use developments including residential use.
		Residential building heights should not exceed four stories in Dinkytown in order to preserve the historical character of the area.

	No encroachment of the University of Minnesota into Marcy-Holmes except University-owned housing.	U of M boundary should not expand into the Marcy-Holmes neighborhood except for creation of University-owned and managed housing between 14 th and 15 th Avenues
	A better relationship between the U of M and the neighborhood.	The neighborhood needs help from the City and Legislature to develop a more equal c University/neighborhood issues
		The University should attractively landscape and buffer the athletic department bui along 15 th Avenue SE.
	Development and improvement of Dinkytown within its current boundaries	Dinkytown should continue its current compact form and boundaries. Commercial use not expand beyond the area bounded by 13 th Avenue SE, University Avenue, 15 th Ave 5 th Street SE, except UTECH and Chateau.

	Commercial areas that that are compatible with surrounding residential areas.	The neighborhood supports the redevelopment and intensification of the Central and Hennepin and Dinkytown commercial areas but does not support expansion into the ac residential neighborhoods.
		The neighborhood supports convenience retail activity at the locations shown on the accompanying land use plan map.
	Expansion of the single-family core of the neighborhood along 5 th , 6 th , 7 th and parts of 8 th Streets SE.	The single-family core of the neighborhood along 5 th , 6 th , 7 th and 8 th Streets SE sho protected for single-family or two-family use.
GOAL: A well-kept, well-preserved, balanced supply of housing units that accommodates the needs of a variety of residents including		

Chapter	Objective	Policy
Chapter 2 – Housing	A balance and diversity of housing choices that includes more single family and/or owner-occupied housing units	The neighborhood will preserve the existing single-family homes. The single-family c neighborhood should be expanded for low-density only. The MCDA should provide as homeowners to renovate homes in the area.
		The neighborhood opposes any new development that does not add to the percentage occupied dwelling units in the neighborhood.
		The neighborhood supports the addition of new owner-occupied townhouse units on i
		The neighborhood requests assistance from the MCDA and NRP to develop housing fo income families.
		The neighborhood encourages the university to promote or create housing opportunit faculty and staff in the neighborhood.
		The neighborhood supports the conversion of rental units to condominium or coopera ownership and requests assistance from MCDA and NRP to do this.
		The neighborhood also seeks assistance from MCDA and NRP in selective conversion one or two-family homes of any rooming houses or single-family structures that have converted to student rental housing in the single-family core of the neighborhood.
		The neighborhood would also support conversion of some industrial buildings to resid

	Improved housing conditions	The neighborhood will work toward getting the absentee landlords in the neighborhood together to focus on problems and solutions.
		The neighborhood strongly urges the City of Minneapolis to place the entire Marcy-Hall neighborhood in one inspections district so that the inspector sees the big picture and total needs of the neighborhood.
		The neighborhood supports strong regulations and code enforcement by the city's Inspection Department to correct items, such as unkempt properties, exterior home maintenance, and parking on lawns, which are in violation of city codes.
		If student enrollment is increased, University of Minnesota housing should be increased at the same rate.
		The neighborhood supports demolition of problem properties by any public agency only if the neighborhood is involved in the decision and it is found that it is not feasible to rehabilitate the property.

	Housing construction to replace deteriorated units and provide for a balance of housing types.	<p>The Marcy-Holmes neighborhood supports new multi-family housing construction on t of the neighborhood in the following locations:</p> <ul style="list-style-type: none"> • In the blocks between 14th & 15th Avenue SE outside of Dinkytown • Along the riverfront where housing is not adversely impacted by adjacent indust • In sites converted from marginal commercial/industrial uses along East Hennepin • Between University Avenue and 4th Street SE, which are major traffic carriers routes • The triangle between 8th Street, East Hennepin and Central Avenue
	Uncrowded, safe and sanitary rental housing	<p>The neighborhood supports increased efforts by the City to enforce occupancy limit: number of dwelling units indicated on the occupancy certificate posted in the entryw multiple family dwellings.</p>
		<p>The Marcy-Holmes neighborhood supports efforts by the University of Minnesota to information to students living off-campus that they need to respect their property a rest of the neighborhood so that it can be preserved for future generations of stud that everyone in the neighborhood can live in harmony.</p>
		<p>The neighborhood invites the U of M to be more supportive of the neighborhood in tl of overcrowding and other code violations. Students should be able to obtain help fr legal services and the ombudsman in the residential life office at the U of M to addr of over-occupancy.</p>

		The neighborhood encourages the U of M to avoid publicizing housing that is a problem (violations or noisy parties).
		The neighborhood supports the publication and distribution of pamphlets such as, A Home is Your Own. This pamphlet informs students about their rights and responsibilities in college housing.
		The neighborhood will work with students to harness the power of the Internet to help with reporting of violations.
		The neighborhood will utilize the Minnesota Daily and the neighborhood newspaper to educate students on the rights and obligations of student renters.
GOAL: A quieter, cleaner, better kept-up, and safer neighborhood.		
Chapter	Objective	Policy
Chapter 3 - Livability	A generally cleaner neighborhood.	The neighborhood will request that the City clarify whose responsibility it is to pick up trash on private properties and notify landlords. There is uncertainty as to whether it is the responsibility of the landlords or the tenants.
		The neighborhood will work with the fraternities and sororities and others to coordinate trash sweep and other efforts to clean up the neighborhood.
		The neighborhood is in favor of more concrete public trash receptacles and the time of them.
		The neighborhood also supports efforts to keep the bus stops, bus shelters, and other public spaces free of trash and litter.
		The neighborhood supports increased trash removal efforts during the fall move-in and spring move-out periods to contend with the additional trash and objects that are thrown out during these periods.

	A substantial reduction in noisy parties.	The neighborhood supports efforts by the City of Minneapolis, Marcy-Holmes neighborhood and NRP to deploy more police patrols from the spring to early fall to respond to noisy complaints.
		The neighborhood strongly urges the City to enforce its existing zero tolerance approach to livability crimes.
		The neighborhood encourages and will provide support for the police to document the results of the police response so that the neighborhood can focus mitigation efforts on those properties.
		The neighborhood supports CCP/SAFE and will continue to work with the Second Precinct officers.
		The neighborhood supports increased landlord, student and U of M accountability.
		The neighborhood encourages the U of M and surrounding schools to develop a code of conduct for students and an office of student conduct.
		The neighborhood encourages residents and neighbors to use 911. The complaint should be recorded as a "noisy party" violation.
		The neighborhood encourages mixing of students and long-term residents in a Block Party format so that they can exchange views concerning noisy parties and other related issues.
		The neighborhood and CCP/SAFE also will work with the alternative schools, group homes and halfway houses to communicate the need for the students and residents to respect the neighborhood.
	Reduction of vandalism and graffiti and closer police-community relations.	The neighborhood encourages the City, MHNA, and NRP to provide support for the police to increase patrols and police presence in the early fall and spring time periods. Increased police patrols on weekends between midnight and 2:30 a.m. are essential.

		The neighborhood will encourage and seek to provide information and some financial encourage the quick removal of graffiti by the property owner. This is the most eff to keep the problem from spreading.
		The neighborhood supports the distribution of information to landlords and resident fight graffiti.
		The neighborhood urges the Minneapolis Police Department to document the calls and perpetrators of these offenses.
		The City and State should outlaw the sale of spray paint and acids to minors in the s Minnesota to prevent acts of vandalism.
		The neighborhood supports the dissemination of information to new renters that encourage them to secure their bicycles and apartments immediately upon occupying their new in the fall of the year when burglaries and thefts are the worst.
		Regular foot patrols are encouraged for the Dinkytown area.
	Promotion of a sense of responsibility and respect for property.	The neighborhood encourages landlord accountability for maintenance of their property.
		The neighborhood encourages the U of M to provide information to students that encourage them to respect property and the neighborhood.
		The neighborhood will continue to develop and support programs and activities that increase pride of ownership in neighborhood properties.

	Periodic, vigilant reporting of livability violations in the neighborhood.	The neighborhood must advocate stronger ordinances, and make greater efforts in the reporting of suspected violations to city officials and university officials when relevant to parking, yard clutter, graffiti, noisy parties, garbage, and unkempt properties by providing the phone numbers that people can call to make complaints.
		The neighborhood strongly urges the City to enforce its ordinances related to livability.
		The neighborhood also supports the development of a program to emphasize housing violations and enforcement each spring and fall. A team of up to 30 landlords and residents would be directed or encouraged to canvas the neighborhood and report all the property violations such as broken windows or graffiti that they see in their sector. It is hoped this kind of two-week effort done twice a year will not burn-out residents involved in the program.
		The neighborhood supports hiring staff to deal with livability crime violations, record keeping, monitoring and compliance.
	Ensure adequate snow removal	The neighborhood will advocate for the swift clearance of snow near senior citizen buildings and in the commercial areas of Dinkytown and Central Avenue.
		The neighborhood will cooperate with the City in getting the message out to all property owners that it is their responsibility to clear snow from sidewalks.
		The neighborhood supports a program to provide assistance to those who are unable to clear their own snow.

	Cleaner air.	The neighborhood supports the reduction of auto emissions by supporting the bus sy
		The neighborhood also supports developing pedestrian and bicycle linkages to downto of M, and the river trail system.
		Power plants should be converted to natural gas.
		The City needs to make a stronger effort to identify and reduce pollution from busir sources that are polluting the environment, particularly along the river and along the corridor.
	No more, preferably fewer,	The neighborhood requests that the City of Minneapolis not grant any more on-sale l

	bars in the Dinkytown area.	licenses to bars that encourage binge or underage drinking. These practices include "can drink" or similar promotions and advertising that promotes excessive drinking.
		The neighborhood also requests that the City of Minneapolis more stringently review renewals and withhold renewal to those business that are serving underage patrons.
		The neighborhood supports the City's adoption of special provisions and training of employees of Dinkytown drinking establishments to curb underage drinking.
	Avoiding or mitigating the negative impacts of a campus football stadium.	The neighborhood is opposed to a campus football stadium that would also include the Minnesota Vikings.
		The neighborhood will oppose any stadium plan that adds parking problems in the Maroon neighborhood.
		The neighborhood is opposed to tailgating activities in the neighborhood.
	Reduction of the general level of noise in the neighborhood.	The neighborhood supports the City's existing noise ordinance and wants the City to enforce it more vigorously.
		The neighborhood encourages and will provide support to the City and police to do a better job of enforcing the existing ordinance and documenting offenders so that the neighborhood can assist in mitigative measures.
		The neighborhood supports the study of the feasibility of constructing a deck over I-94 that will suppress noise and link the two sides of the neighborhood.

		The neighborhood opposes events that direct loud music from speakers into the neighborhood.
GOAL: Healthy institutional, commercial and industrial areas that provide good jobs without overwhelming the livability of the neighborhood.		
Chapter	Objective	Policy
Chapter 4 – Economic Development	Attractive industrial areas that are compatible with the housing in the neighborhood.	The neighborhood supports the continuation of the industrial businesses along 9 th Street. Surplus frontage on 8 th Street should be converted to housing or considered for a community center.
		The Marcy-Holmes neighborhood supports the development of the Southeast Minneapolis Industrial Area, provided new housing units are constructed in concert with the commercial office development. Without new housing units, there will be extreme pressures placed on the housing supply in the neighborhood resulting in higher rents and deferred maintenance.
		The neighborhood supports the continued operation of Metal-Matic and its industrial uses such as ADM and W.D. Forbes. However, residential redevelopment options should be considered when these industrial uses cease.

	Attraction of additional commercial activities, primarily neighborhood retail.	The neighborhood will focus attention on Central Avenue, East Hennepin Avenue, and for core neighborhood services such as groceries, hardware and pharmacies.
		The neighborhood encourages and would accept additional restaurants in the East He area.
		Dinkytown will be primarily, though not exclusively, a pedestrian-oriented place for business from University students, faculty, employees, visitors to the University, and residents.
		The neighborhood supports the preservation of the historic, eclectic character of D
		Preservation of the character requires that new buildings be built within the four-st framework of the district and relate to the surrounding architecture in scale and de

		All businesses should have active, glass storefronts, with individual business entrances on the sidewalk.
		There should be no parking lots with frontage on 4 th Street SE.
		The neighborhood supports a diverse mix of businesses. The Dinkytown district should not be dominated by restaurants and drinking establishments.

		The city should re-examine its parking meter regulations in Dinkytown to allow free start earlier in the evening.
	Preservation of unique, locally-owned small business.	The neighborhood supports the preservation and establishment of unique shops and restaurants. These may be “mom and pop” stores or those that have a limited number of locations in the Twin Cities.
		The neighborhood encourages small-sized stores rather than big box retail structures.
GOAL: Preservation and enhancement of the neighborhood's parks, Mississippi River corridor, green spaces, and boulevards.		
Chapter	Objective	Policy
Chapter 5 - Public Realm	Improvement of the existing parks and greenways and make limited additions to the open space system.	The neighborhood's two major parks, Holmes and Marcy, should be adequately maintained and controlled so that overuse (turf damage) does not occur.

		<p>The neighborhood supports the connection of Main Street to the East River Road by what is called the "missing link" Option 2A, as agreed to by the City, Park Board, and of Minnesota should be constructed. This option has received official City approval but has not been programmed yet.</p>
		<p>A sledding hill in the neighborhood would be desirable.</p>
		<p>The neighborhood urges the completion of the bike trail through the Dinkytown tunnel to eventually connect the Saint Paul Campus, Minneapolis Campus and Stone Arch Bridge</p>

		The neighborhood supports the construction of a public plaza over the existing railroad that runs through Dinkytown. The elevated plaza should have ramp connections to the trails below.
	Additional and improved recreational programs to serve the neighborhood population	The neighborhood believes that the Minneapolis Park and Recreation Board needs to develop more programs for the youth in the neighborhood and on-site staffing of Holmes Park.
		More MPRB programming should be developed on or adjacent to the river.

		Marcy School should be made available for community education programs.
		The neighborhood would like a health club and pool development somewhere in or close to neighborhood.
	Development of a community center.	The neighborhood will seek a location for a permanent community center and gathering place.

	Adequate street-lighting.	The neighborhood encourages more pedestrian scale lighting along University Avenue Street SE, the 5 th Street Bikeway and 15 th Avenue SE (especially under the railroad and near senior citizen buildings.
	Preservation of green space and trees.	The neighborhood will emphasize the beautification of boulevards along University Avenue Street SE, and 15 th Avenue SE. These streets are major thoroughfares that are high and convey an impression of the neighborhood to visitors and residents. Boulevard up and aesthetic improvements would enhance the image of the neighborhood.
		Residential street paving plans should emphasize green boulevards and the preservation of existing trees.
		Residents and property owners will be encouraged to care for their boulevard trees, especially those on private property. The campaign against Dutch Elm disease and other insect infestations must be continued.
		The community garden at 8 th Street SE and 10 th Avenue SE will be maintained by the neighborhood.
		A long-term objective of the neighborhood is covering the I-35W right of way. The neighborhood urges the City and MNDOT to study this alternative even if not for the full length of the freeway through the neighborhood.
	Preservation of good schools and education programs and development of better educational facilities and programs.	The neighborhood supports developing a culture of learning in the neighborhood.
		The neighborhood prefers that the Minneapolis Board of Education commit to a policy

		allowing Marcy School to be open well beyond normal school hours for neighborhood there are non-school funds available to pay for the use of the building.
	Improved quality of neighborhood streets, in order to achieve a balance between pedestrian, bicycle, and vehicular uses.	<p>The neighborhood recognizes a hierarchy of streets. This hierarchy will be used to appropriate street character and streetscape treatments throughout the neighborhood includes the following designations:</p> <p>Community Corridors Greenway Corridors Pedestrian Gateway Corridors</p>
		The neighborhood should work with the city and business owners to improve certain high pedestrian use.
		The neighborhood should work with the City to improve pedestrian and bicycle connections across all vehicular bridges, particularly those that cross I-35W.

	Preservation of the Mississippi River, the river's edge, and accessibility.	In general, Minneapolis' Critical Area Plan should be followed. The neighborhood sup
		The paths at Father Hennepin Bluffs need improvement.
		Hennepin Island access should be improved all the way to the edge of the falls while security for the U of M research facility and Xcel Energy operations. Safety of the public must also be considered. Hennepin Island planning has been combined with the Whitewater Park development under the direction of the DNR and the Minneapolis P Recreation Board.

		The neighborhood supports the Whitewater Park concept.
		The neighborhood supports the inclusion of the missing river road link between Main East River Road in the Grand Rounds National Scenic Byway.
		The neighborhood is in favor of public acquisition of the triangular piece of land owned by the University of Minnesota at 6 th Avenue SE and Main Street. This should be a public transition space opening up the activity node at 6 th Avenue and the Stone Arch Bridge to the bike trail to Dinkytown and the U of M campus.
		The neighborhood supports the eventual reconnection of the neighborhood to the river by opening closed extensions of 4 th Avenue SE, 5 th Avenue SE, 7 th Avenue SE, and 8 th Avenue SE between Second Street SE and Main Street SE if and when redevelopment of the area occurs.

		The neighborhood encourages improvement of the Mississippi River watershed through innovative methods to reduce impermeable surface, particularly in parking lots.
GOAL: A diverse population that acknowledges the needs of each culture and works well together to address neighborhood issues.		
Chapter	Objective	Policy
Chapter 6 - Social & Cultural	Greater student involvement in the neighborhood organization and activities	Recruiting and appointing a student liaison through MHNA and MHNRP to help communicate between the University students and the neighborhood.
		Developing a younger emphasis and hosting events to bring the younger folks and the the neighborhood together in open houses and social events.
		Targeting the fraternities and sororities in social service projects in the neighborhood having them assist in preventing and addressing key problems such as litter and noise.
		Developing a brochure for students that provides information to them about the history and features in the neighborhood and the family core of the neighborhood and the need to be respectful of other students and the long-term residents of the neighborhood.
		Working with the Minnesota Daily to request more news coverage on neighborhood issues and/or column space for the neighborhood to present livability issues discussion.
		Creating a better connection between the U of M and the neighborhood. This might include making faculty contacts to solicit faculty and students' help on neighborhood project studies of conditions in the neighborhood. Projects might include clean-up and fix-up projects as well as arts projects.
		Development of positive messages about good examples of what is being done to address neighborhood issues.

		issues.
		Continuation of a landlord-renters forum where landlords could come and show their units and where students could easily compare housing choices.
	A greater proportion of families with children and protection of the family core of the neighborhood.	Advocate for school board and neighborhood initiatives to support and improve the k system.
		Implement policies aimed at improving the appearance and safety of the neighborhood specifically in the Livability Chapter.
		Consider conducting real estate agent workshops to educate them about the family-i features in the neighborhood.
		Advocate strengthening pre-school and day care opportunities in the neighborhood.
		Encourage churches to increase their outreach efforts to local residents.
	Continued appreciation of diversity.	Neighborhood-sponsored events or activities targeted toward new groups in the neig
		Educational efforts to learn more about new groups. Outreach efforts should be ma these groups to invite them to workshops or social events where their cultures can b celebrated and explained.

		Community education programs at Marcy School to offer English language classes and classes to help the transition into the neighborhood.
		Opening innovative communications channels, primarily through the neighborhood new and neighborhood web site. This would allow the neighborhood to get its message out to new residents and also allow them to communicate amongst each other in their native
		Development of a community center to bring all groups together, provide community and joint social events. There could be translation resources and message boards at community center.
		Modifying the Block Club program in order to provide assistance to new residents. Currently there is relatively low involvement in the program.
	Services for seniors.	The neighborhood supports publicizing the services of SE Seniors to those seniors in the neighborhood.
		Implement policies aimed at improving transit service.

		Improve snow and ice removal from sidewalks.
	Involvement of the neighborhood in the local school's development of a culture of learning.	Publicize the reputation of the Marcy School.
		Continue to improve the learning atmosphere in the neighborhood by encouraging and entire families in achieving their educational goals.
		Develop a learning exchange clearing house (a barter system for exchanging all kinds knowledge and skills).
		Encourage the entire neighborhood to be involved in the local schools.
		Find off-street parking solutions for staff and visitors to Marcy School.
	Development more arts and cultural opportunities in the neighborhood	Conducting an inventory of arts organizations, cultural assets, and accommodations to organizations and locations supporting arts activities.
		Utilizing the performing arts talent in the church congregations. This should be included in the inventory. Churches may also provide a venue for the display of local artists' work.
		The efforts of The Soap Factory to attract arts and organizations to its facility.
		The Marcy Arts Partnership.

		A neighborhood arts organization finding space for student art exhibits.
		Finding venues for local bands.
		Promotion of public art, murals, and sculpture projects done in the neighborhood.
		Creating an organization something like Forecast, a community-based group, to act as house for local arts activities.
		Initiating a summer art contest for families and other groups to promote art and a s community.
	More unity and consensus amongst groups in the neighborhood.	Efforts to create a dialogue between students and long-term residents to soften an them" attitude that may exist and to reveal objectives and needs of both groups.
		Political redistricting that keeps all of the neighborhood and even all of Southeast M in one ward.
		Blending and embracing of different cultures rather than segmentation.
	Lessen impact of alternative schools and rehabilitation programs on neighborhood residents and visitors.	Positive behavior by students attending alternative schools, both during the day and they return to the neighborhood on weekends and in the evenings.
		Equitable distribution of rehabilitation programs throughout the city.

GOAL: Improved public transportation options and reduced traffic hazards and parking problems in the neighborhood.		
Chapter	Objective	Policy
Chapter 7 – Transportation & Parking	Less traffic and improvement of public transportation options.	The neighborhood supports the continuation of the several bus routes that serve the
		The neighborhood requests better transit service to the Quarry Shopping Center. A should begin at the Cedar Riverside light rail transit station and enter the Quarry. travel via 10 th Avenue and Johnson Street.
		The neighborhood also supports rerouting the bus route #2 so that it travels on 8 th between 10 th Avenue SE and 15 th Avenue SE.
		The neighborhood encourages Metro Transit and the U of M to continually work to e service to the U of M from all over the metropolitan area. Better service should me auto traffic coming to the area and reduced parking pressure on the neighborhood s
		Bus shelters need to be provided to make the bus riding experience as convenient an hospitable as possible.
		If light rail transit cannot be constructed through the campus on Washington Avenue run through Dinkytown in the trench and connect to downtown by either Bridge 9 or Street or Second Street provided that there is enough room in the trench to accom LRT.

		Improve Metro Mobility.
		Remove the multiple steps in the standard bus that make it difficult for people with problems.
	Preservation of bicycle and pedestrian accommodations.	The neighborhood supports specific improvements described in the Public Realm Chapter.
		Those streets that have bike lanes and vehicular traffic should have conspicuous "Share the Road" signs.
	Parking solutions that avoid parking problems and increased traffic in the neighborhood.	The neighborhood supports the continuation of the one-side parking plan in that part of the neighborhood east of I-35W.

		<p>The neighborhood also supports the concept of a Dinkytown parking ramp possibly on the east side of the Tech Center parking lot or in the block bounded by 14th Avenue SE, 4th Street SE, 5th Street SE and 6th Street SE.</p>
		<p>Teachers and staff of Marcy School should be encouraged to park at the municipal lot on University Avenue or in other parking lots in the area rather than on the street.</p>
		<p>The neighborhood strongly supports the flexibility in the Minneapolis Zoning Code that requires student housing developments in the Marcy-Holmes neighborhood to have .5 spaces for each bed proposed in a development.</p> <p>The neighborhood has unique challenges with respect to the new type of apartment building with four or more bedrooms per apartment compared to the old model of one and two bedroom apartments. These new apartments have far more people living in them, sometimes ten people per bedroom, than the old apartments and require more parking.</p>

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		The neighborhood supports an examination of the hours that the parking meters are in Dinkytown in order to see if cutting back their hours of operation is warranted.
	Road and sidewalk improvements.	Trucks associated with 8 th and 9 th Street SE businesses should be kept out of the neighborhood. For example, there should be no trucks allowed on 5 th , 6 th , 7 th or 8 th , between 8 th Street Se and 4 th Street SE.
		The parkway connector, known as the "missing link" between Main Street and the U c

		campus street system and the East River Road, should be built pursuant to alternativ
		Traffic calming methods suitable to the particular streets should be employed in the neighborhood. Traffic speeds on University Avenue and 4 th Street SE are a particul
		The neighborhood recognizes that streets are not only for cars, and supports specif streetscape improvements described in detail in the Public Realm Chapter.
		Granary Parkway should be constructed only if it is demonstrated that it will not det

		eventual development of residential uses along Second Street Southeast between 9 th Southeast and Central Avenue.
GOAL: Preservation and enhancement of the small town character and traditional design features in neighborhood buildings.		
Chapter	Objective	Policy
Chapter 8 - Character & Design	Preservation of the small town feel of the neighborhood.	<p>The neighborhood is generally opposed to the following actions that would hurt the preservation of the small town character of the neighborhood:</p> <ul style="list-style-type: none"> • New construction, generally. Rehabilitation is strongly encouraged over demolition and rebuilding. • Construction that is too big for a site. This means new buildings that are out of proportion with existing buildings. They may be taller, have straight faces that disrupt the architectural rhythm created by existing buildings, or occupy most of the site with underground parking.

		<ul style="list-style-type: none">• Growth of U of M student enrollment without the construction of new on-campus to satisfy enrollment increased. The area in the neighborhood between 14th Ave Southeast and 15th Avenue Southeast can be used for campus housing. No other expansion should occur in the neighborhood.
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		<ul style="list-style-type: none">• Industrial blight.
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		<p>The neighborhood is in favor of the following actions to enhance the character of th</p> <ul style="list-style-type: none"> • More access to the river. • Building the “missing link” in the Minneapolis Parkway system. The missing link is connection from Main Street that rises over the railroad tracks behind the stea and connects with the river road extension by Peik Hall. • New developments that are architecturally sensitive to the character of the nei
		<p>The neighborhood is opposed to actions that would tend to destroy landscapes. Thes</p> <ul style="list-style-type: none"> • The transformation of neighborhood streets into arterial streets that merely ca of traffic.

		<ul style="list-style-type: none"> • Neglecting the street trees and greenery in the neighborhood. • Development of apartment buildings that are located in the single-family core of neighborhood. • Developments that are inconsistent with the design guidelines in this plan. • Large scale (large footprints) or buildings taller than four stories in Dinkytown t conflict with the existing character of the area.
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	A better visual appearance of the neighborhood.	The neighborhood supports general design guidelines designed to communicate a desire of quality for apartment buildings. These design guidelines are to be used by the neighborhood to evaluate, approve, and suggest revisions to proposed projects within the neighborhood. The following design characteristics should be reviewed according to the appropriate design guidelines: site design, landscaping, building materials, rooflines, ground level treatment, building height & massing.
		<p>The neighborhood is opposed to the following design features in apartments or other buildings that are particularly troublesome and supports zoning code changes to bar their use:</p> <ul style="list-style-type: none"> • Blank first floors caused by an under-building parking garage • Long, straight, unembellished facades such as those on the Mueller building on 1st Street near 6th Street SE • Front yard setbacks that are unusable by the tenants • Inadequate number of windows • Lack of landscaping – particularly gravel instead of living vegetation

		<p>The neighborhood supports zoning code text changes to encourage the following design features:</p> <ul style="list-style-type: none"> • Ornamental, pedestrian scale lighting • Balconies • Attractive windows • Compatible colors • Natural building materials <ul style="list-style-type: none"> • Taller buildings in the neighborhood between Main Street and University Avenue should gradually increase in height from University Avenue to Main Street. Buildings as tall as the red tile elevator - or about 190 feet above Main Street - between SE and Main Street.

		Taller buildings in the area bounded by 5 th Street SE, 15 th Avenue SE, the railroad t 14 th Avenue SE. The heights of buildings in this corridor should not exceed 10 storie
GOAL: The preservation of the neighborhood's historic character and sense of local history.		
Chapter	Objective	Policy
9 – Historic Preservatio n	Avoid the loss of historic properties	Encourage strong compliance with HPC permit guidelines in the St. Anthony Falls and Historic Districts and individually-designated properties in the neighborhood and the Godfrey House just outside the neighborhood.

		<p>The neighborhood supports preservation designation studies for the following proper areas:</p> <ul style="list-style-type: none"> • Frey house • Joseph Avery Wright house • John S. Lane house • SE Community Library • Pillsbury Library • Dinkytown • Steel Structures building • 9th Street industrial buildings • Star Machine building
		The issue of historic preservation designation for the fraternity and sorority houses

		neighborhood should be more widely discussed.
	Preserve the historical character of the area.	Preserve such landscapes as Dinkytown, the Mississippi River area and the fraternity sorority areas in the neighborhood.

		Preserve the old Pillsbury Library, now an art gallery, at Central Avenue and University Avenue and the newer Southeast Community Library building.
		Devise programs to encourage rehabilitation and conversion of multi-family dwellings to original single-family home use in the single-family core of the neighborhood.
		Provide information to property owners and renters about the historic character of the neighborhood and increase the general awareness and sensitivity about the historic nature of the neighborhood.
		Develop grant or loan programs for property owners to repair their buildings.
		Provide more accessible property information, including historic preservation regulations.

		prospective buyers and property owners. Try to include preservation information on Planning Department's website.
		There should be some flexibility with codes - other than life-safety codes - when applied to older buildings. Codes are rigidly enforced when permits are sought. Remodeling requires updating to current code requirements. This can be very costly and discourage updates.
		Simplify the City's permit system so that it is not so confusing and complicated and encourage reinvestment.
		Enforce this plan's design guidelines for new developments.